

**Substitute Trustee's Deed**

**Indexing Instructions**

Lot 237, Greenbriar Lakes S/D Patio Homes #5, Sec 30, T1S, R7W, DeSoto County, MS.

STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 3rd day of November, 2005, Lance R Taylor, married joined herein by Ashley Taylor, executed and delivered a certain Deed of Trust unto O'Brien Law Firm, LLC, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2346 at Page 679; and

WHEREAS, on the 14th day of May, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA dba Americas Servicing Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2898 at Page 613; and

WHEREAS, on the 15th day of May, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2901 at Page 436; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated June 19, 2008 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 15th day of July, 2008, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 15th day of July, 2008, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 237, Greenbriar Lakes Subdivision, Patio Homes #5, in section 30, township 1 south, range 7 west, Desoto County, Mississippi, as per plat thereof recorded in plat book 38, pages 20-21, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale Wells Fargo Bank, NA dba Americas Servicing Company was the highest bidder and best bidder, therefore, for the sum of \$55,943.30 and the same was then and there struck off to Wells Fargo Bank, NA dba Americas Servicing Company and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Wells Fargo Bank, NA dba Americas Servicing Company, has requested transfer and assignment of its bid to Federal Home Loan Mortgage Corporation and has authorized the undersigned to convey the property described above to Federal Home Loan Mortgage Corporation and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, NA dba Americas Servicing Company, as the highest and best bidder to Federal Home Loan Mortgage Corporation, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.


NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal Home Loan Mortgage Corporation the land and property herein described.

*Marie  
Ossie  
20*

I convey only such title as is vested in me as Substitute Trustee

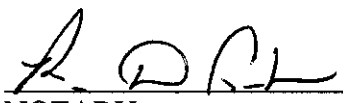
cls/F08-1350

WITNESS MY SIGNATURE, this the 16<sup>th</sup> day of July, 2008.

  
 \_\_\_\_\_  
 Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA  
 PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 16<sup>th</sup> day of July, 2008, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

  
 \_\_\_\_\_  
 NOTARY

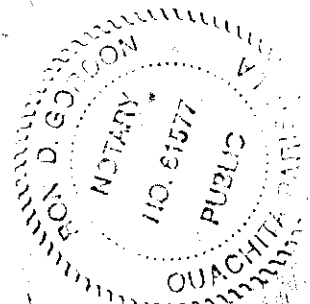
AT DEATH  
 MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:  
 Emily Kaye Courteau  
 2309 Oliver Road  
 Monroe LA 71201  
 318-330-9020

**Ron D. Gordon**  
**Notary No. 61577**  
**Notary Public, Ouachita Parish, LA**  
**My Commission Expires at Death**

GRANTEE:  
 Federal Home Loan Mortgage Corporation c/o  
 Wells Fargo Home Mortgage  
 7495 New Horizon Way  
 Frederick, MD 21703-8388  
 1-800-842-7654



THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES  
 2309 OLIVER RD.  
 MONROE, LA 71201  
 318-330-9020



# PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale  
STATE OF MISSISSIPPI  
COUNTY OF DeSoto

WHEREAS, on the 3rd day of November, 2005, Lance R Taylor, married joined herein by Ashley Taylor, executed and delivered a certain Deed of Trust unto O'Brien Law Firm, LLC, Trustee for Mortgage Electronic Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2346 at Page 679; and

WHEREAS, on the 14th day of May, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto Wells Fargo Bank, NA dba Americas Servicing Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2898 at Page 613; and

WHEREAS, on the 15th day of May, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2901 at Page 436; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 16th day of July, 2008, I will during legal hours, at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 237, Greenbriar Lakes Subdivision, Patio Holmes #5, in section 30, township 1 south, range 7 west, Desoto County, Mississippi, as per plat thereof recorded in plat book 38, pages 20-21, in the office of the Chancery Clerk of Desoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day June 10, 2008  
Emily Kaye Courteau  
Substitute Trustee  
2309 Oliver Road  
Monroe, LA 71201  
(318) 330-9020  
ols/F08-1350  
PUBLISH: 6-24-08 / 7-1-08 / 7-8-08

Volume No. 113 on the 24 day of June, 2008

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Volume No. 113 on the 8 day of July, 2008

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Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 8 day of July, 2008

BY Judy H. Donaghy

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
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